

When recorded return to:

Susan M. Kallgren
1400 Mallard View Drive
Mount Vernon, WA 98274

GNW 21-11959

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leland E. Schnell, ^{* as his separate estate and as surviving spouse} ~~for the Estate of Faye J. Schnell, Deceased, 2311~~
East Division Street, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Susan M. Kallgren, an unmarried person

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Unit 2, Bldg. 4, Mallard View Condo, Ph. III

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P117183

Dated: July 7, 2021

The Estate of Faye J. Schnell, Deceased

Leland E. Schnell
by Leland E. Schnell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3092

Jul 07 2021

Amount Paid \$5605.00

Skagit County Treasurer
By Josie L. Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11959-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Leland Schnell is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7th day of July, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23

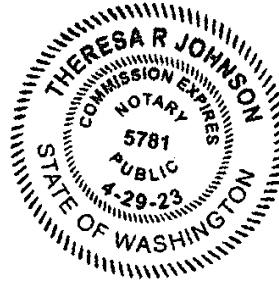


**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1400 Mallard View Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P117183

Property Description:

Unit 2, Building 4, "MALLARD VIEW CONDOMINIUM PHASE III," as per plat recorded on August 30, 2000, under Auditor's File No. 200008300093, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-11959-TJ

1. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

2. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation

Dated: November 30, 1998

Recorded: December 1, 1998

Auditor's No.: 9812010039

Purpose: Water line, lines or related facilities

Area Affected: Common areas

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation

Dated: February 5, 1999

Recorded: March 1, 1999

Auditor's No.: 9903010207

Purpose: Natural gas pipeline or pipelines

Area Affected: Common areas

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY::

Plat/Subdivision Name: Maddox Creek PUD No. 1

Recorded: September 9, 1996

Auditor's No.: 9609090082 (Volume 16 of Plats, Pages 121-130)

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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6. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 19, 1996

Recorded: September 20, 1996

Auditor's No.: 9609200054

Executed By: Interwest Properties, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: November 2, 2000

Recorded: November 3, 2000

Auditor's No.: 200011030078

7. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY::

Plat/Subdivision Name: Mallard View Condominium Phase III

Recorded: August 30, 2000

Auditor's No.: 200008300093

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY::

Plat/Subdivision Name: Mallard View Condominium, Phase II

Recorded: March 17, 1999

Auditor's No.: 9903170098 (Volume 17 of Plats, Pages 51-55)

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

9. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration:

Dated: December 8, 1998

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Recorded: December 9, 1998

Auditor's No.: 9812090060

Executed By: Mallard View Condominium Association

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Auditor's Nos.: 9903170099, 200008300094, 200707270127 and 201903290001.

10. Terms and conditions of Consent of Owners, recorded June 27, 2019 as Auditor's File No. 201906270045.

11. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"